

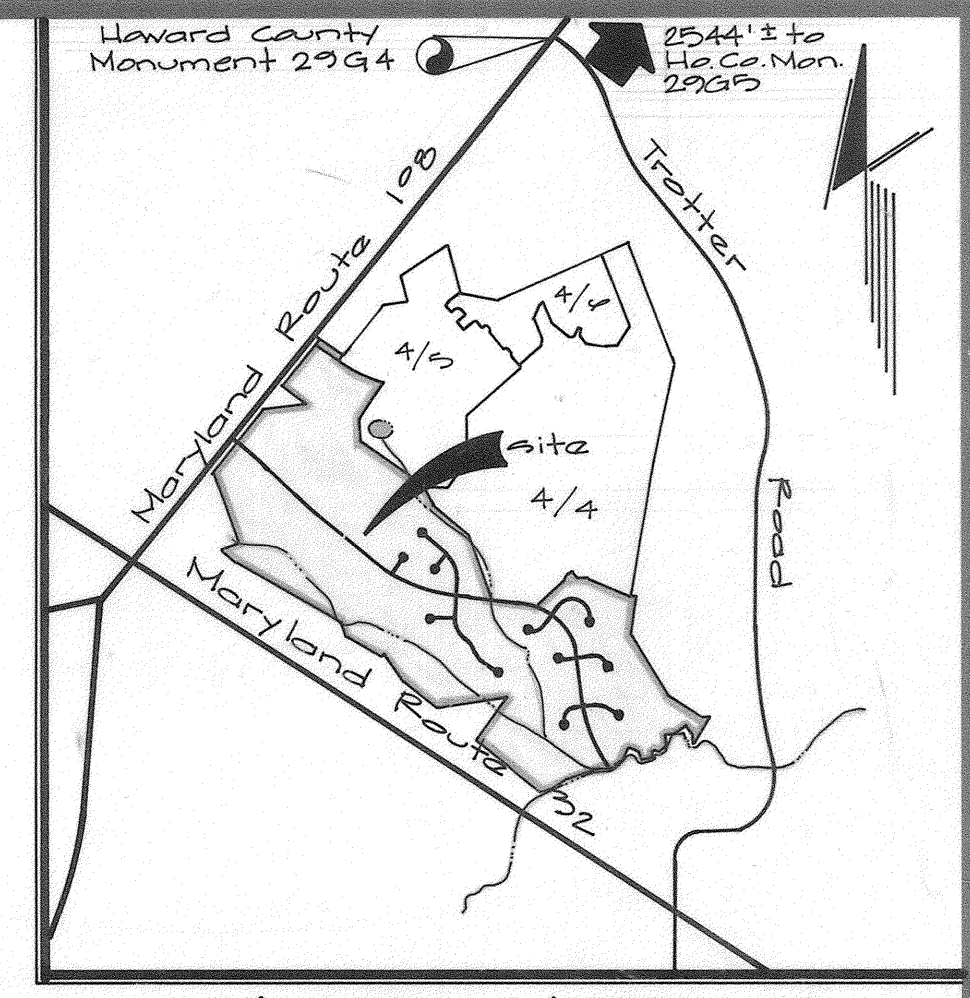
Landscape Table

Area of Required Planting	Landscape Buffer Being Provided
• Parcels D, B-1, B-2 & B-3	Landscaping will be provided by the builder at the site plan phase
• Parcels A-1 & A-2	Landscaping will be provided by the builder and developer as part of the residential site and site plan for the parcels.
• Open Space Lot 169 adjacent to site 32	The required Type 'A' Buffer will be achieved by existing vegetation in the area.
• Open Space Lot 172 adjacent to site 108	510 feet of Type 'B' Buffer: 9 evergreens @ 1140 7 shade trees @ 150
• Open Space Lots 172 & 174 adjacent to parcel 157	710 feet of Type 'A' Buffer: 11 shade trees @ 1100

VILLAGE OF RIVER HILL

SECTION 4 ~ AREAS 1, 2, & 3

HOWARD COUNTY, MARYLAND

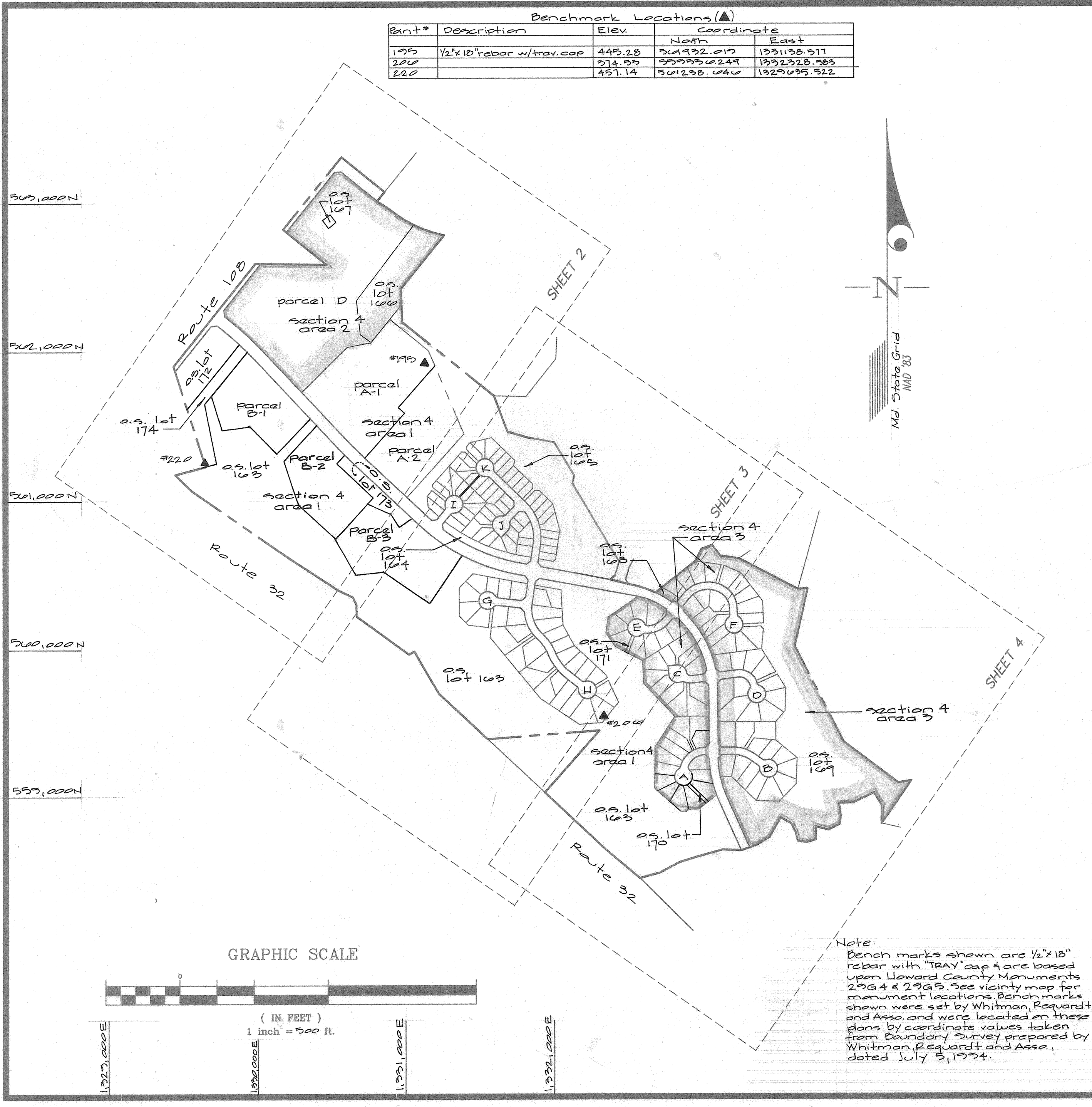


Open Space Tabulation (credited)

Section 4 - Area 1		Section 4 - Area 2		Section 4 - Area 3	
LOT	Area	Lot	Area	Lot	Area
169	52.5			168	0.2
164	0.7	166	4.0	169	19.8
165	11.9			170	0.1
172	2.3			171	0.1
173	1.2	Total	4.0	Total	20.2
174	1.8				
Total	70.6				

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:**
LOCATION: MD ROUTE 108, 2600' WEST OF SHEPHERD LANE
TAX MAP: 34 AND 35
ZONING: NT
ELECTION DISTRICT: 5
GROSS AREA OF TRACT: 209.1 AC ±
SKETCH PLAN FILE NUMBER AND APPROVAL DATE:
S 93-21 ~ 12/21/93
- TOPOGRAPHY SHOWN HAS A 2' CONTOUR INTERVAL AND WAS PHOTOGRAPHED BY MAPPING ASSOCIATES, INC. IN 1989.
- WATER AND SEWER WILL BE PUBLIC.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE USING A COMBINATION OF A SHALLOW WETLANDS AND EXTENDED DETENTION, AS DETERMINED BY NYS&A STUDY REPORT STUDY APPROVED AS OF 11/20/95.
- THE FLOODPLAIN STUDY HAS BEEN PREPARED BY WHITMAN, REQUARDT AND ASSOC. STUDY APPROVED AS OF 11/20/95.
- THE WETLAND DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH, INC. STUDY APPROVED AS OF 11/20/95.
- THE TRAFFIC STUDY WAS PERFORMED BY WELLS AND ASSOCIATES. STUDY APPROVED AS OF 11/20/95.
- A NOISE STUDY WAS PREPARED BY STAINAD ENGINEERING, INC. STUDY APPROVED AS OF 11/20/95.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA 222, PARTS 1, 2 AND 3.
- EXISTING UTILITIES WERE SHOWN FROM THE BEST AVAILABLE RECORDS.
- STREET TREES, STREET LIGHTS AND SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL, VOLUME III, AND THE SUBDIVISION REGULATIONS, SCHEDULE 4 OF 4 FOR LIMITS OF PROPOSED SIDEWALKS.
- SEDIMENT CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL "AT THE FINAL PLAN/SITE DEVELOPMENT PLAN PHASE."
- FOR LANDSCAPING REQUIREMENTS SEE LANDSCAPE TABLE THIS SHEET.
- LOTS 1-11855 ARE ZONED SINGLE FAMILY MEDIUM DENSITY (S.F.M.D.) AND LOTS 56-102 ARE ZONED SINGLE FAMILY LOW DENSITY (S.F.L.D.). THE MAXIMUM NUMBER OF UNITS FOR PARCELS A-1 AND A-2 IS 140 UNITS COMBINED AND THE MAXIMUM NUMBER OF UNITS FOR PARCELS B-1 THRU B-3 IS 342 UNITS COMBINED.
- NP 95-32 REQUESTED A WAIVER FROM SECTION 10.123 WHICH REQUIRES AN APPROVED SITE PLAN OR FINAL PLAN IN ORDER TO OBTAIN A GRADING PERMIT. THE WAIVER WAS APPROVED ON SEPTEMBER 27, 1994.
- DRAINAGE AREA FOR WATER & SEWER: MIDDLE PATUXENT DRAINAGE AREA
WATER & SEWER CONTRACT #: 94-9490-0
- THE HOWARD COUNTY PLANNING BOARD APPROVED 10 LOTS WITHIN THIS PROJECT THAT ARE LESS THAN 6000 SQUARE FEET ON 4/18/95. CONCEPTUAL APPROVAL WAS ALSO GRANTED FOR THE LOCATION AND BOUNDARY OF THE CEMETERY LOT.
- ON MAY 19, 1995, THE PLANNING DIRECTOR APPROVED A WAIVER REQUEST FROM SECTIONS 10.123 (S.F.M.D.) AND 10.123 (S.F.L.D.) DISTURBANCE WITHIN 75 FEET OF A PERENNIAL STREAM AND DISTURBANCE WITHIN 25 FEET OF A WETLAND, RESPECTIVELY. THE WATER QUALITY FACILITIES WITHIN 75 FEET OF THE STREAM ARE #1, 2, 3, 4, 5, 10. THE WATER QUALITY FACILITIES WITHIN 25 FEET OF A WETLAND ARE #1, 2, 3. THE APPROVAL IS SUBJECT TO THE DESIGNER'S DISTURBANCE AND RESTORATION/REVEGETATING AREAS BEING GRACED, AND OBTAINING ALL REQUIRED STATE PERMITS BEFORE THE ISSUANCE OF A GRADING PERMIT FROM HOWARD COUNTY.



COORDINATE TABLE

PT. #	NORTH	EAST	PT. #	NORTH	EAST
1001	560286.47	133383.57	1065	558552.36	133281.08
1002	560286.47	133374.96	1066	558474.42	133271.11
1003	560008.25	133361.60	1067	558444.19	133257.74
1004	559364.10	133347.62	1068	558603.15	133292.78
1005	559097.18	133417.44	1069	558347.47	133244.56
1006	559102.05	133440.35	1070	558023.71	133192.41
1007	558912.28	133402.28	1071	558720.18	133345.70
1018	559442.35	133290.00	1072	558853.31	133320.58
1017	559394.40	133341.73	1073	558912.32	133323.71
1018	559694.20	133321.47	1074	558747.99	133323.34
1019	559978.74	133308.11	1075	558694.50	133316.41
1020	559977.02	133304.14	1076	558835.67	133302.41
1021	559968.58	133312.42	1077	558799.21	133312.51
1022	560283.30	133258.23	1078	558791.21	133329.32
1023	560345.27	133263.11	1079	558763.49	133343.58
1024	560332.19	133263.60	1079	558807.88	133318.89
1025	560616.43	133078.07	1078	558852.83	133327.46
1026	561063.71	132947.74	1077	558943.37	133314.58
1027	561172.11	132943.78	1078	558952.39	133401.20
1028	561228.39	132942.08	1079	558921.64	133451.23
1029	561901.36	132942.37	1080	558934.82	133420.38
1033	562592.48	133045.68	1081	561463.81	133316.87
1035	562599.35	132997.32	1082	561428.05	133378.25
1037	562929.68	133016.00	1083	562493.72	133328.81
1038	563318.29	133056.90	1084	562464.16	133321.87
1039	563083.09	133051.18	1085	562430.58	133498.20
1041	562714.38	133053.48	1087	562712.75	133267.83
1042	563026.94	133080.82	1088	562555.54	133246.40
1043	562939.46	133082.82	1089	562668.29	133298.87
1049	562790.36	133123.84	1090	562695.63	133328.63
1050	562824.35	133081.07	1091	562824.44	133316.32
1051	562203.84	133068.64	1092	562604.13	133324.22
1052	561704.12	133157.95	1093	561388.28	133207.63
1058	559689.68	133336.108	1094	561182.46	133234.68
1057	559511.59	133328.17	1095	561121.28	133271.83
1058	558636.08	133330.22	1096	560588.86	133242.76
1059	558593.12	133297.18	1098	560002.66	1332401.32

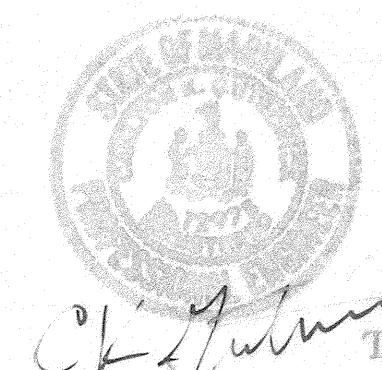
Site Analysis

	Sect. 4 Area 1	Sect. 4 Area 2	Sect. 4 Area 3	Totals
Apartments:	No. of Parcels: 3	-	-	3
Area:	17.2 Ac ±	-	-	17.2 Ac ±
Single Family Attached:	No. of Parcels: 2	-	-	2
Area:	15.8 Ac ±	-	-	15.8 Ac ±
Single Family Detached:	No. of Lots: 85	-	76	161
Area:	18.7 Ac ±	-	24.8 Ac ±	43.5 Ac ±
Commercial:	No. of Parcels: -	1	-	1
Area:	-	2.8 Ac ±	-	2.8 Ac ±
Road Right of Way:	Area: 11.8 Ac ±	-	1.8 Ac ±	13.6 Ac ±
Open Space (credited):	No. of Lots: 0	1	4	5
Area:	7.0 Ac ±	4.0 Ac ±	2.0 Ac ±	14.0 Ac ±
Open Space (non-credited):	No. of Lots: 1	-	-	1
Area:	0.1 Ac ±	0.1 Ac ±	-	0.2 Ac ±
Totals for each area of subdivision:	134.4 Ac ±	27.9 Ac ±	46.8 Ac ±	209.1 Ac ±

Note:
Lots 1-11855 are zoned single family medium density (S.F.M.D.) and lots 56-102 are zoned single family low density (S.F.L.D.). The maximum number of units per parcels A-1 and A-2 is 140 units combined and the maximum number of units per parcels B-1 Thru B-3 is 342 units combined.

Owners:
Parcel 170:
Clarksville Pike Limited Partnership
Geo Realty, Inc. (Gen. Partner)
P.O. Box 1804
Washington, DC 20013
Ph: (301) 341-8424

Remaining Area:
The Howard Research and Development Corporation
The Rouse Building
10273 Little Patuxent Parkway
Columbia, Maryland 21044
(410) 992-0970



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

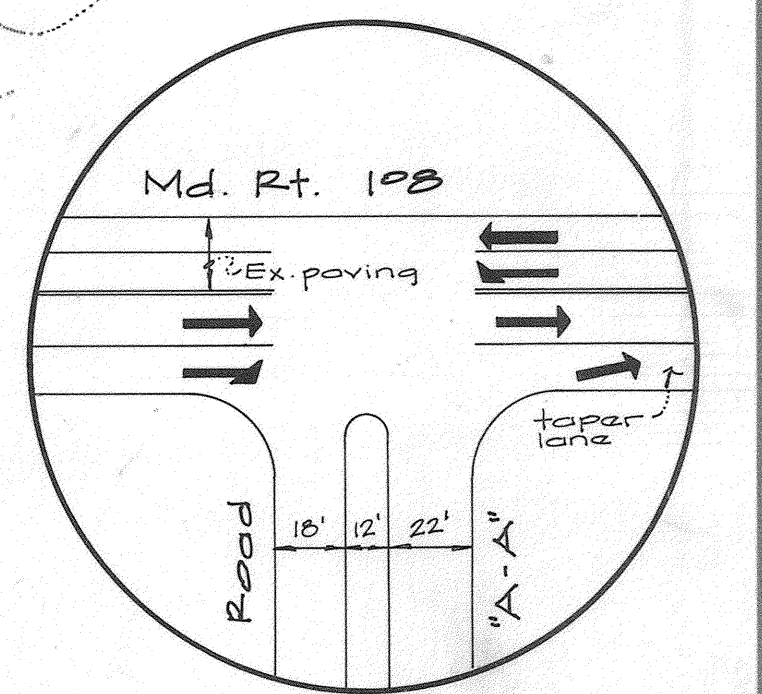
PLANNING DIRECTOR

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4186

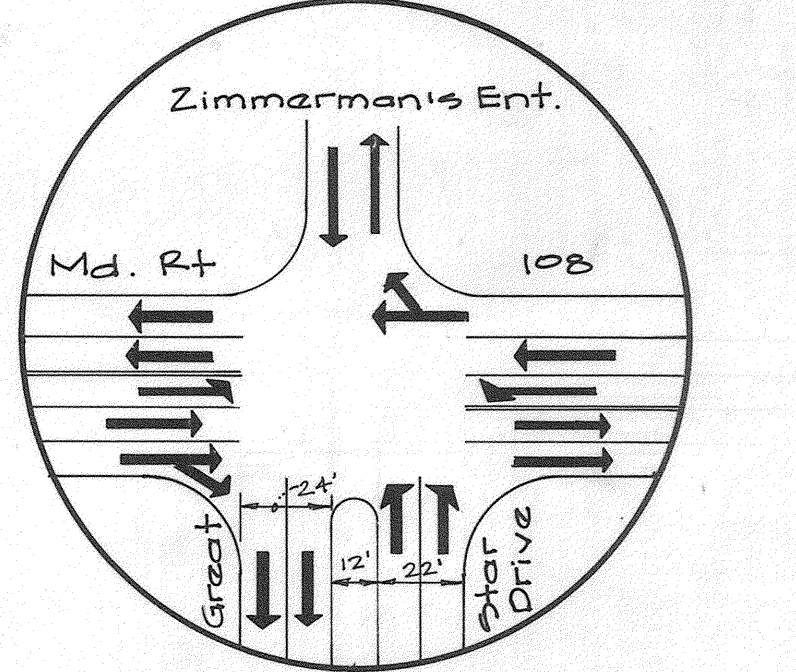
PREPARED FOR:
The Howard Research and Development Corporation
The Rouse Building
10273 Little Patuxent Parkway
Columbia, Maryland, 21044
(410) 992-0970

Preliminary Plan
Village of River Hill
Section 4 Areas 1, 2, & 3
5th Election District 593-21 Howard County, Maryland

SCALE	ZONING	G. L. W. FILE NO.
As Shown	N.T.	94050
DATE	TAX MAP No.	SHEET
MAY, 1995	34-35	1 of 4



Traffic Flow Detail
@ Md. Rt. 108 &
Linden Linthicum
Lane



Traffic Flow Detail
@ Md. Rt. 108 &
Great Star Drive

Note for Water quality Facility #10
The purpose of Facility #10 is to
provide water quality management
for Great Star Drive only. Water
quality requirements for parcels B-1
and B-2 will be satisfied using on-site
private facilities.

- Legend**
- 100yr Floodplain
 - 100yr Floodplain, Drainage & Utility Esm't
 - Limits of Wetlands
 - 25' Wetland Buffer
 - Existing treeline
 - Proposed Treeline (excludes site develop. trazes to remain ment plan grading)
 - 75' stream buffer

Note:
The runoff from the bulk parcels
draining toward the stream will have
individual storm drains and water
quality facilities.

INTERIM APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul J. ... 6/9/95
PLANNING DIRECTOR DATE

Curve Data

Road Name	Curve #	Radius	Arc	Δ
Great Star Drive	1	2250.00'	327.10'	8°19'54"
Great Star Drive	2	4400.00'	285.07'	3°45'12"

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA: (301) 989-2524 BAL: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research and
Development Corporation
The Rouse Building
10275 Little Patuxent Parkway
Columbia, Maryland 21044
(410) 992-0370

Preliminary Plan
Village of River Hill
Section 4 Areas 1, 2 & 3
5th Election District 593-21 Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1"=100'	N. T.	94050
DATE	TAX MAP No.	SHEET
MAY, 1995	24435	2 of 4

Note:
The runoff from the bulk parcels draining toward the stream will have individual storm drains and water quality facilities.

Maryland Route 32

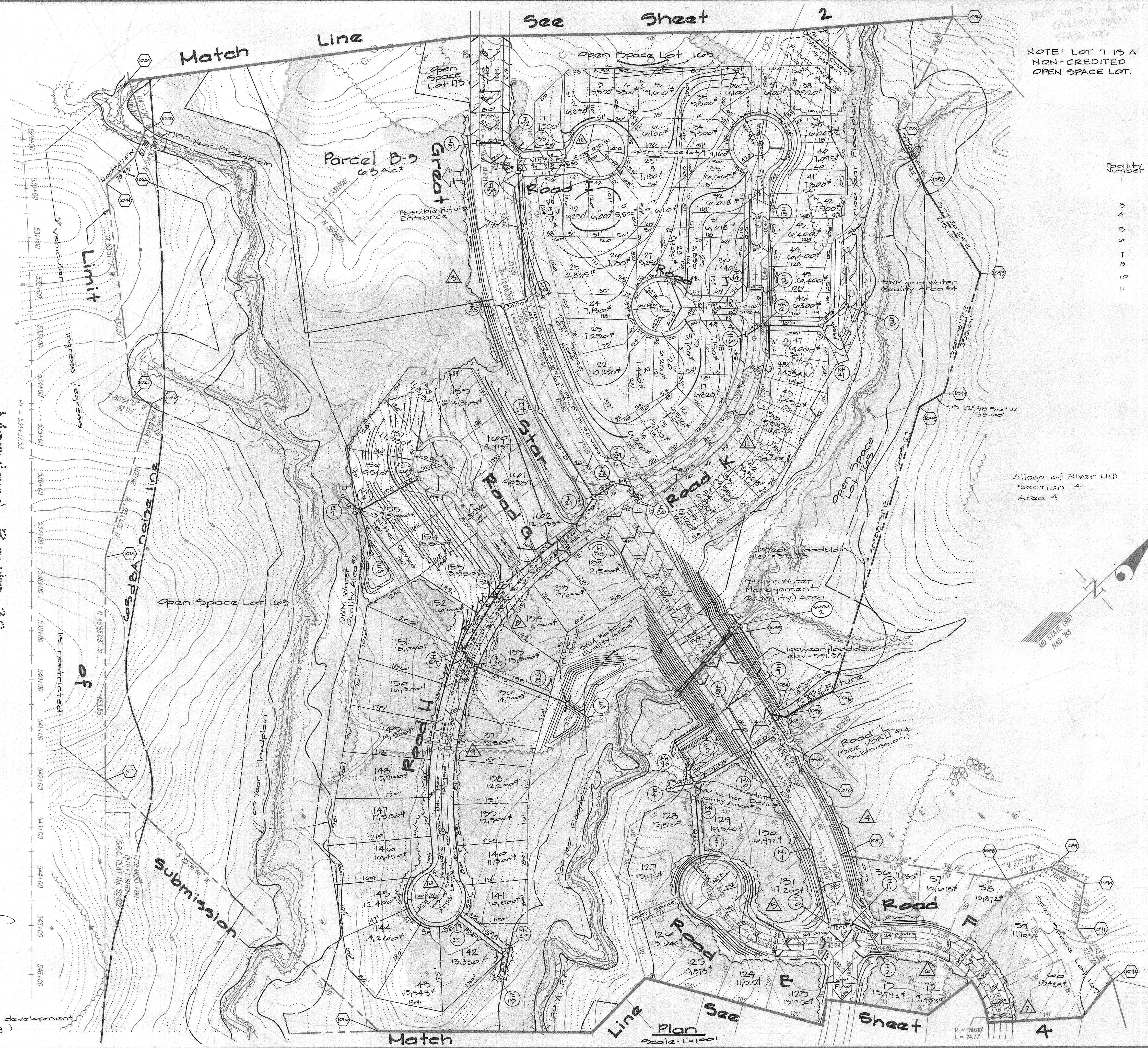
- Legend**
- 100 yr. Floodplain
 - 100 yr. Floodplain
 - Drainage & Utility Esm't
 - Limits of Wetlands
 - 25' Wetland Buffer
 - Existing treeline
 - Proposed Treeline / (excludes site development trees to remain plan grading.)
 - 75' stream buffer

Curve Data

Road Name	Curve #	Radius	Arc	Δ
Road 'A'	1	1200.00'	729.59'	32°31'29"
Road 'B'	2	700.00'	474.17'	38°48'41"
Road 'C'	3	175.00'	223.86'	17°17'24"
Road 'D'	4	190.00'	208.62'	31°00'15"
Road 'E'	5	150.00'	24.77'	9°27'41"
Road 'F'	6	500.00'	308.41'	35°20'22"
Road 'G'	7	750.00'	326.82'	24°58'01"
Road 'H'	8	115.00'	77.27'	38°28'00"
Road 'I'	9	910.00'	290.42'	33°44'44"
Road 'J'	10	150.00'	75.70'	29°20'55"

NOTE: LOT 7 IS A NON-CREDITED OPEN SPACE LOT.

Facility Number	Type of Facility
1	Quantity & Quality Management - shallow marsh and extended detention.
2	Quality Management - bio retention
3	Quantity & Quality Management - shallow marsh and extended detention
4	Quality Management - bio retention
5	Quantity & Quality Management - shallow marsh and extended detention.
6	Quality Management - bio retention
7	Quantity & Quality Management - shallow marsh and extended detention.
8	Quality Management - bio retention
9	Quantity & Quality Management - shallow marsh and extended detention.
10	Quality Management - shallow marsh and extended detention.
11	"
12	"



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Frank C. Dwyer 6/3/05
PLANNING DIRECTOR DATE



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APP'R

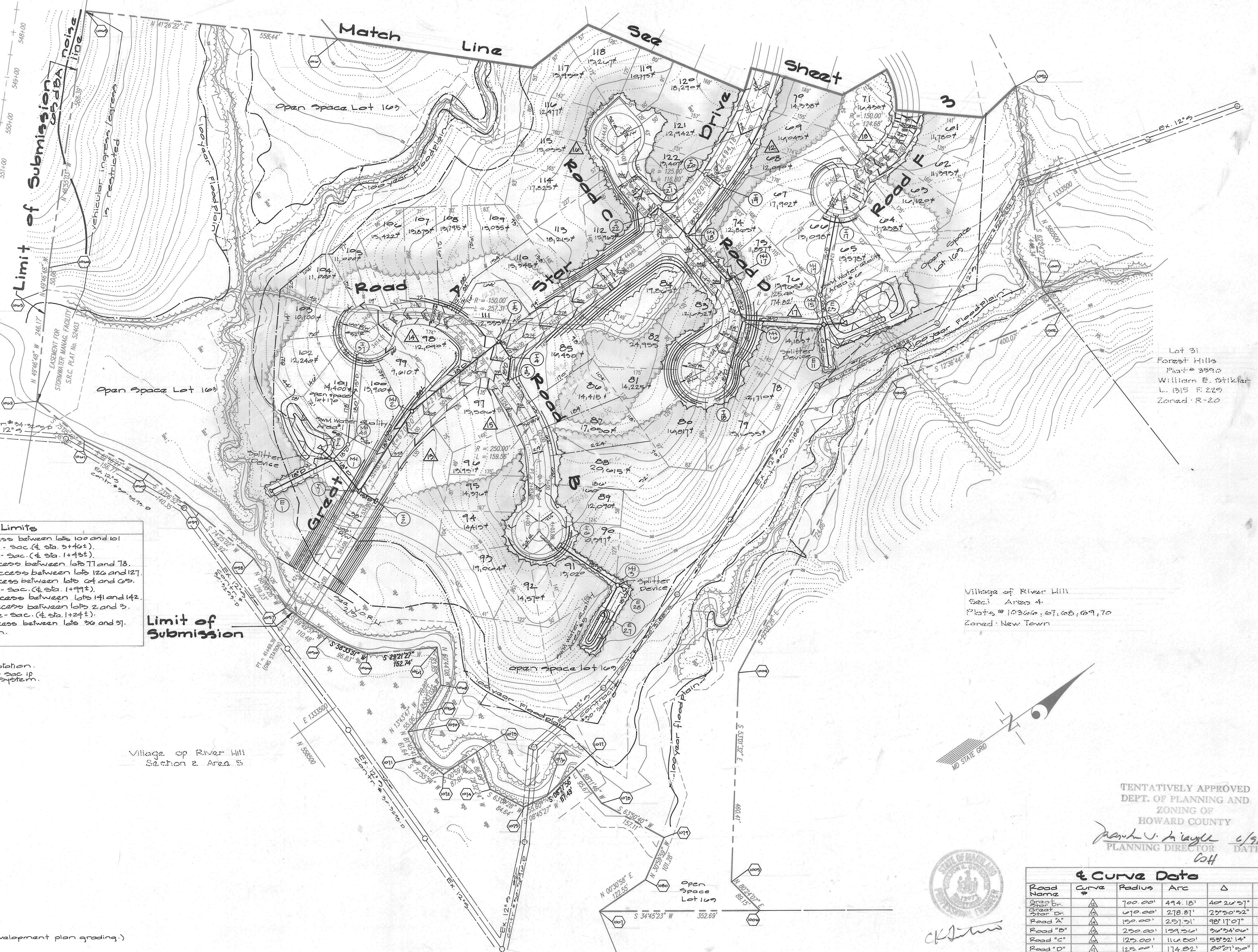
PREPARED FOR:
The Howard Research and Development Corporation
The Reum Building
18275 Little Patuxent Parkway
Columbia, Maryland 21044
(410) 992-6970

Preliminary Plan
Village of River Hill
Section 4 Areas 1, 2, 3
5th Election District 393-21 Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1"=100'	N.T.	74950
DATE	TAX MAP No.	SHEET
MAY, 1995	24935	3 of 4

P.95.10

Maryland Route 32
 S.A. Plat # 152403



Road	Sidewalk Limits
A	Left side of court to open space access between lots 109 and 101
B	Right side of court to neck of cul-de-sac. (Sta. 3+46+)
C	Right side of court to neck of cul-de-sac. (Sta. 1+43+)
D	Left side of court to open space access between lots 77 and 78.
E	Left side of court to open space access between lots 120 and 127.
F	Left side of court to open space access between lots 47 and 65.
G	Right side of court to neck of cul-de-sac. (Sta. 1+99+)
H	Left side of court to open space access between lots 141 and 142.
I	Left side of court to open space access between lots 2 and 3.
J	Left side of court to neck of cul-de-sac. (Sta. 1+24+)
K	Right side of court to open space access between lots 36 and 37.
GREAT STAR	Both sides for the entire road length.

Notes:
 1. Left and right side was established looking up station.
 2. Sidewalk will terminate at the neck of the cul-de-sac if there is not an open space access to the path system.

Limit of Submission

Village of River Hill
 Section 4, Area 5

Village of River Hill
 Section 4, Area 4
 Plats # 10300, 67, 68, 69, 70
 Zoned: New Town

- Legend**
- 100 yr. Floodplain
 - 100 yr. Floodplain
 - Drainage/Utility Eas't
 - Limits of Wetlands
 - 25' Wetland Buffer
 - Existing tree line
 - Proposed Tree line (excludes site development plan grading.)
 - traces to remain
 - 75' stream buffer

Curve Data

Road Name	Curve #	Radius	Arc	Δ
Great St.	1	700.00'	494.18'	40°20'57"
Great St.	2	110.00'	278.87'	25°50'52"
Road "A"	1	150.00'	257.51'	98°17'07"
Road "B"	1	250.00'	159.56'	96°34'06"
Road "C"	1	125.00'	116.80'	58°52'14"
Road "D"	1	125.00'	174.82'	80°21'56"
Road "E"	1	150.00'	124.63'	47°57'27"

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 TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APPR.

PREPARED FOR:
 The Howard Research and Development Corporation
 The Rouse Building
 10273 Little Patuxent Parkway
 Columbia, Maryland 21044
 (410) 992-0370

Preliminary Plan
Village of River Hill
 Section 4 Areas 1, 2, 3
 5th Election District 395-21 Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	N.T.	94059
DATE	TAX MAP No.	SHEET
MAY, 1995	34455	4 of 4

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Frank V. Layle 6/9/95
 PLANNING DIRECTOR DATE
 DJH

